

SNAPSHOT of HOME Program Performance--As of 12/31/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Nashville-Davidson**

State: **TN**

PJ's Total HOME Allocation Received: **\$48,965,686**

PJ's Size Grouping*: **B**

PJ Since (FY): **1992**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
			PJs in State: 8				
Program Progress:							
% of Funds Committed	99.04 %	96.56 %	3	96.45 %	72	70	
% of Funds Disbursed	95.77 %	88.47 %	2	87.93 %	88	84	
Leveraging Ratio for Rental Activities	1.88	1.67	2	4.73	22	26	
% of Completed Rental Disbursements to All Rental Commitments***	95.80 %	83.88 %	5	83.38 %	51	45	
% of Completed CHDO Disbursements to All CHDO Reservations***	81.16 %	76.85 %	3	70.15 %	70	67	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	49.55 %	65.51 %	7	80.67 %	3	4	
% of 0-30% AMI Renters to All Renters***	32.73 %	45.66 %	7	45.30 %	28	27	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	52.87 %	71.15 %	8	95.32 %	1	2	
Overall Ranking:			In State:	7 / 8	Nationally:	13 / 17	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$9,250	\$13,827		\$26,635	1,445 Units	42.80 %	
Homebuyer Unit	\$13,063	\$12,541		\$14,938	1,211 Units	35.80 %	
Homeowner-Rehab Unit	\$18,231	\$24,839		\$20,675	719 Units	21.30 %	
TBRA Unit	\$75	\$9,280		\$3,216	4 Units	0.10 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (295 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Nashville-Davidson TN

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$21,976	\$79,587	\$19,715
State:*	\$41,337	\$70,880	\$32,515
National:**	\$95,185	\$74,993	\$23,434

CHDO Operating Expenses:
(% of allocation)

PJ: 2.9 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.85

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	36.7	28.3	25.2	0.0	Single/Non-Elderly:	64.1	33.0	14.0	0.0
Black/African American:	58.1	66.2	74.6	0.0	Elderly:	13.9	1.4	59.2	0.0
Asian:	0.1	0.8	0.0	0.0	Related/Single Parent:	13.9	43.9	14.6	0.0
American Indian/Alaska Native:	0.4	0.2	0.0	0.0	Related/Two Parent:	4.4	17.3	6.5	0.0
Native Hawaiian/Pacific Islander:	0.0	0.4	0.0	0.0	Other:	3.0	3.9	4.7	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.1	0.0	0.0					
Black/African American and White:	0.0	0.0	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.1	1.2	0.0	0.0					
Asian/Pacific Islander:	0.1	0.2	0.1	0.0					
ETHNICITY:									
Hispanic	4.0	2.7	0.0	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	44.9	28.2	51.6	0.0	Section 8:	46.7	0.9 [#]		
2 Persons:	22.8	25.3	25.4	0.0	HOME TBRA:	0.3			
3 Persons:	17.9	23.1	10.5	0.0	Other:	8.5			
4 Persons:	9.8	14.3	6.9	0.0	No Assistance:	43.8			
5 Persons:	3.0	6.0	4.1	0.0					
6 Persons:	0.5	1.4	0.7	0.0					
7 Persons:	0.4	1.0	0.7	0.0					
8 or more Persons:	0.1	0.7	0.1	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001			106	

* The State average includes all local and the State PJs within that state

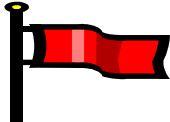
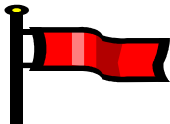
** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Nashville-Davidson State: TN Group Rank: 13
 (Percentile)
 State Rank: 7 / 8 PJs Overall Rank: 17
 (Percentile)
 Summary: 2 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 76.20%	95.8	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 50.90%	81.16	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	49.55	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.88%	52.87	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.550	0.66	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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